

WARRANTY DEED

VENTURE BUILDERS CORPORATION  
GRANTOR

TO

CHARLES W. SMITH and E.A. PUTMAN  
GRANTEES

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which is hereby acknowledged, the undersigned, VENTURE BUILDERS CORPORATION, a Mississippi corporation, does hereby sell convey and, except as hereinafter mentioned, warrant unto CHARLES W. SMITH and E.A. PUTMAN, as joint Tenants with right of survivorship, the following described real estate, together with all improvements thereon and with all easements and appurtenances thereunto belonging, in the City of Olive Branch, DeSoto County, Mississippi, to wit:

Lots 30 and 31, Haraway Gardens Subdivision, Section B, in Section 34, Township 1 South, Range 6 West, City of Olive Branch, DeSoto County, Mississippi, according to plat and survey recorded in Plat Book 37, at pages 20 et seq., of the records of the Clerk of the Chancery Court of DeSoto County, Mississippi.

This conveyance, and the use and occupancy of this real estate, shall be subject to the following:

1. Rights of way and easements for public roads and utilities, restrictive covenants and all matters depicted upon the plat of Haraway Gardens Subdivision, Section B.

2. Laws, ordinances and regulations which govern the use and occupancy of this land enacted by the United States of America, the State of Mississippi and its political subdivisions, and particularly including the zoning ordinances, building restrictions and subdivision regulations adopted by ordinances of the Mayor and Board of Aldermen of the City of Olive Branch, Mississippi.

3. Any prior reservation or conveyance of mineral interests.

4. Any matters which an accurate survey of the premises would disclose.

5. 1990 ad valorem taxes for DeSoto County and the City of Olive Branch, Mississippi, will be paid by Grantor.

480  
WITNESS OUR SIGNATURES this the 3<sup>rd</sup> day of December, 1990.

Venture Builders Corporation

By: Charles P. Pogue, Pres.  
Charles P. Pogue, President

Attest Johnny Paul, Sec.

Grantors' Address:  
Venture Builders Corporation  
8497 Hundred Oaks Drive  
Germantown, Tennessee 38138  
Telephone: (601) 429-1411

Grantees' Address:  
Charles W. Smith  
7385 Holly Grove Drive  
Olive Branch, MS 38654  
Telephone: (601) 895-4894  
(601) 226-4808

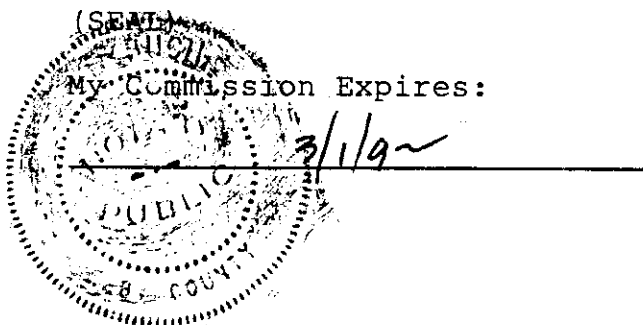
STATE OF Tennessee

COUNTY OF Shelby

This day personally appeared before me, the undersigned authority in and for said State and County, aforesaid, CHARLES R. POGUE, President, respectively of Debtor, the above named VENTURE BUILDERS CORPORATION, a corporation who acknowledged that for and on its behalf, they signed, sealed and delivered the foregoing Warranty Deed on the day and year therein mentioned as its act and deed, being first duly authorized so to do.

Given under my hand and official seal of office affixed on this the 3<sup>rd</sup> day of December, 1990.

James E. Guberman  
Notary Public



STATE MS.-DESOTO CO. h.m.  
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DEC 12 12 24 PM '90

RECORDED 12/12/90  
DEED BOOK 231  
PAGE 479  
W.E. DAVIS CH.CLK.

STATE MS.-DESOTO CO.  
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DEC 6 3 29 PM '90

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